

**2023-001257**

**Klamath County, Oregon**



00311831202300012570020021

THIS SPACE PROVIDED FOR RECORDER'S USE OF

02/23/2023 09:49:30 AM

Fee: \$87.00

After recording, return to:  
Bradley and Holly Thacher  
168 West Nevada St  
Ashland, OR 97520

Until a change is requested,  
all tax statements should be sent to:  
Bradley and Holly Thacher  
168 West Nevada St  
Ashland, OR 97520

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## **SPECIAL WARRANTY DEED**

THE GRANTOR(S),

- Legacy Land Company LLC, Peter Bonahoom, Member, 5115 Excelsior Blvd #370, St. Louis Park, Hennepin County, Minnesota, 55416,

CONVEYS AND SPECIALLY WARRANTS to the GRANTEE(S):

- Bradley L. Thacher and Holly J. Thacher, a married couple, as tenants by entirety, of 168 West Nevada St, Ashland, Jackson County, Oregon, 97520,  
the following described real property, situated in the County of Klamath, State of Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Klamath Falls Forest Estates, Highway 66 Unit, Plat No 4, Lot 6, Block 108

Parcel ID: R-3711-036B0-00300-000

The true and actual consideration for this conveyance is \$7,250.00

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

**Grantor Signatures:**

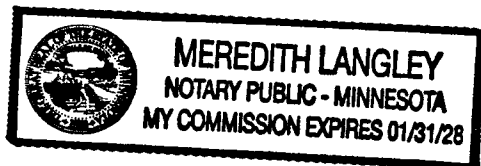
DATED: January 30, 2023

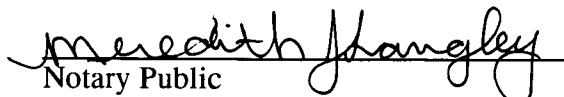


Peter Bonahoom, Member, on behalf of  
Legacy Land Company LLC  
5115 Excelsior Blvd #370  
St. Louis Park, Minnesota, 55416

STATE OF MINNESOTA, COUNTY OF Carver, ss:

This instrument was acknowledged before me on this 30<sup>th</sup> day of January, 2023 by Peter Bonahoom, Member, on behalf of Legacy Land Company LLC.





Notary Public

Signature of person taking acknowledgment

Lead Teller

Title (and Rank)

My commission expires January 31, 2028